

Callander CommercialSM

Frontage on M-91 & W Greenville Drive

Development - For Sale
VACANT LAND, M-91 Highway
Greenville | Michigan

Property Overview:

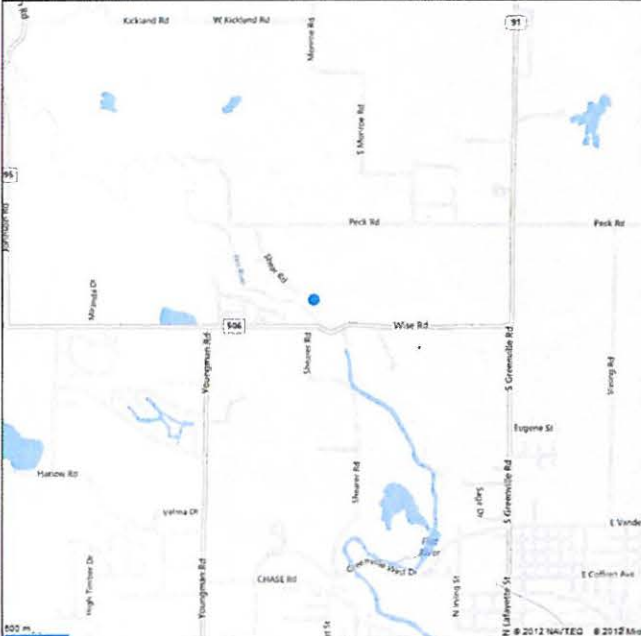
Largest contiguous parcel of development property in Greenville, many possible uses include banks and restaurants with outdoor dining. Drive-thru restaurants available with Special Land Use



Property Information:

| | |
|----------------------------|------------------|
| Acres: | 5.31 Acres |
| County: | Montcalm |
| Municipality: | Greenville |
| Sewer / Water: | Public / Public |
| Utilities Attached: | Gas & Electric |
| Zoning Code / Description: | C-2 / Commercial |
| RE Taxes / Year: | \$3,935.00/ 2013 |

- Frontage on M-91 & Greenville West Drive
- 5.31 Acres in Downtown Greenville
- Largest Contiguous Parcel Available in Greenville



Sale Price:

\$169,000.00

For More Information, Contact:

Pamela Collins
616.726.8832 [direct]
616.437.9300 [mobile]
pcollins@ccmichigan.com

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Frontage on M-91 & Greenville West Drive Vacant Land M-91 Highway | Greenville

SURVEY

Prev. Proj. #000513

Project No.041053

Date: October 7, 2004

10/26/04 - Changed Street Name

For: Judie Leach

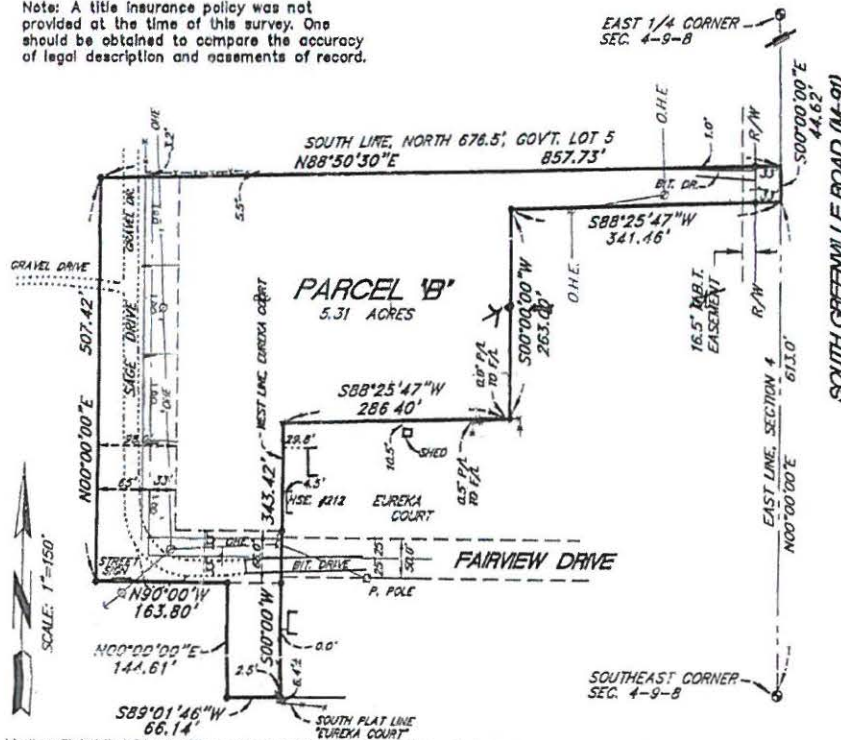
Exit Realty - Carriage House
120 E. Washington St.
Greenville, MI 48838

Prop. Address: Lafayette Street

LEGAL DESCRIPTION

PARCEL "B":
Part of Government Lot 5, Section 4, T9N, R8W, Eureka Township, Montcalm County, Michigan, described as: Commencing at the SE corner of said Section; thence N0°00'E 613.0 feet along the East line of said Section to the Place of Beginning; thence S88°25'47"W 341.46 feet; thence S0°00'W 263.0 feet; thence S88°25'47"W 286.40 feet; thence S0°00'W 343.42 feet along the West line of Eureka Court; thence S89°01'46"W 66.14 feet along the South line of said Section; thence N0°00'E 144.61 feet; thence N90°00'W 163.80 feet; thence N0°00'E 507.42 feet along the West line of Sage Drive (98 feet wide); thence N88°50'30"E 857.73 feet along the South line of the North 676.5 feet of Government Lot 5; thence S00°00'W 44.62 feet along said East section line to the Place of Beginning. Subject to right of way for Lafayette Street over the East 33.0 feet thereof, also subject to easements of record.

Note: A title insurance policy was not provided at the time of this survey. One should be obtained to compare the accuracy of legal description and easements of record.



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no other encroachments upon the land and properly described unless otherwise shown hereon.

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <p>LEGEND</p> <ul style="list-style-type: none"> ○ - IRON STAKE - SET ● - IRON FOUND ◊ - WOOD STAKE R - RECORDED DIMENSION D - DEED DIMENSION M - MEASURED DIMENSION C - CENTER LINE --- - FENCE LINE | <p>Roosien & Associates SURVEYING AND ENGINEERING</p> <p>5050 PLAINFIELD AVE. NE GRAND RAPIDS, MI 49525</p> <p>TEL: (616) 351-7220 FAX: (616) 351-1822</p> | <p>STATE OF MICHIGAN WALLACE EDWARD GLAZA PROFESSIONAL SURVEYOR No. 31592 PROFESSIONAL SURVEYOR</p> | <p>BY <i>Wallace Glaza</i></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------|

The logo for Callander Commercial features a stylized, overlapping 'C' shape. The top and right curves of the 'C' are white with a black outline, while the bottom and left curves are yellow with a black outline. The logo is set against a blue background that transitions to yellow on the left side.

**Callander[®]
Commercial**

Pamela Collins
Real Estate Advisor

Office: 616.459.8000
Direct: 616.726.8832
Mobile: 616.437.9300
Fax: 616.459.3300

pcollins@ccmichigan.com

146 Monroe Center NW, Suite 1210, Grand Rapids, MI 49503
office 616.459.8000 / fax 616.459.3300

628 West Milham Road, Portage, MI 49024
office 269.349.1000 / fax 269.349.0710

346 West Michigan Ave, Kalamazoo, MI 49009
office 269.349.1000 / fax 269.349.0710



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